

Jeff Winter



REC-100

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DATE: October 15, 1987

TO: Chief Fire Marshall Bob Hansen

FROM: Shirli Axelrod *Shirli Axelrod*

SUBJECT: Removal of Underground Tanks at Georgetown Steam Plant

City Light is preparing to remove six underground tanks and piping at our Georgetown Steam Plant. The tanks are described below. We have sampled soils and residual material in the tanks, and will dispose of any materials which are subject to state dangerous waste regulations. The oil and residues in these tanks are not PCB-contaminated; only very low levels were detected. All the tanks will be pumped out and the pumped material disposed of appropriately.

LISTING OF TANKS

There is one 800,000 gallon concrete tank which is half-buried and surrounded by an earth berm. The tank diameter is 102 ft, depth 15 ft (7 ft. below grade). The tank held Bunker C fuel oil for generating electricity; a few inches of sludge remain on the bottom of the tank. The tank was built in 1917. This tank is on King County Airport property, in an area the Airport wants clear.

There are three 12,000 gallon steel tanks (completely buried). These tanks held the fuel oil pumped from the concrete tank before it was fed to the boilers in the plant. These tanks were installed 40 years ago. These tanks are on City Light property.

There is one 675 gallon steel tank which held diesel oil used for heating the plant. This tank was installed 40 years ago. This tank is on City Light property.

There is one 465 gallon steel tank intended to hold rainwater from the pump room adjacent to the concrete tank. This tank is less than 10 years old. This tank is on King County Airport property.

PROPOSED ACTION

City Light proposes to remove the 5 steel tanks and the piping associated with all of them. City Light proposes to demolish the

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above-ground portion of the concrete tank, fill the remaining portion with clean fill, and grade and seed the top, provided no contamination or leaked oil would be left on the site.

I understand that unused tanks normally must be removed according to the Fire Code, to eliminate fire or explosion hazards. Our reasons for leaving the concrete tank are as follows:

- o The property the tank is on is airport clear zone, so no construction or placement of vehicles or structures will be allowed by the airport. I have discussed this with airport staff person, Jeff Winter, and am sending them a copy of this memo. Thus, the remains of the tank will not interfere with future uses of the property.
- o Sampling, cleaning of the tank, and excavation will be done to assure that oily material will be removed. Necessary actions will be taken, per your direction, to render any gases inert.
- o The filled-in tank would be very stable, with none of the potential problems associated with in situ filling of steel tanks.
- o The cost to the city for this job is worth noting. Demolishing half the tank and filling the remainder, as we propose to do, is estimated to cost \$250,000. Because of the size of the tank, the thickness of the concrete, and the reinforcing in it, total demolition and hauling of the rubble would be considerably more expensive.

I would like to know what concerns you have, or hazards you see associated with these tanks. I would be happy to provide more information to you if you wish, and to visit the site with you. If you agree, I will arrange a meeting with you, myself, and City Light Construction Engineering. Also, I would appreciate your opinion on whether the water tank is or is not subject to Fire Code tank provisions, and I would like to receive the required permit application materials. Thank you.

SA:jf

cc: Jeff Winter, King County Airport
Don Brennerman, Seattle Fire Department